

130.A

0004

0303.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

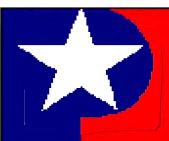
Total Card / Total Parcel
273,600 / 273,600

USE VALUE:

273,600 / 273,600

ASSESSED:

273,600 / 273,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP		Unit #:	303
Owner 1:	STORLAZZI EDMUND/TRUSTEE		
Owner 2:	303 125 PLEASANT REAL ESTATE		
Owner 3:	TRUST		
Street 1:	PO BOX 1522		
Street 2:			

Twn/City:	CONCORD		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01742	Type:	

PREVIOUS OWNER			
Owner 1:	CHUNG TIFFANY Y -		
Owner 2:	-		
Street 1:	125 PLEASANT ST #303		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 533 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R6	APTS LOW		water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6036																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	273,600			273,600		130977
							GIS Ref
							GIS Ref
							Insp Date
							10/12/17

PREVIOUS ASSESSMENT								Parcel ID	130.A-0004-0303.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	273,600	0	.	.	273,600	Year end	12/23/2021	
2021	102	FV	269,800	0	.	.	269,800	Year End Roll	12/10/2020	
2020	102	FV	262,100	0	.	.	262,100	262,100 Year End Roll	12/18/2019	
2019	102	FV	259,100	0	.	.	259,100	259,100 Year End Roll	1/3/2019	
2018	102	FV	214,400	0	.	.	214,400	214,400 Year End Roll	12/20/2017	
2017	102	FV	199,400	0	.	.	199,400	199,400 Year End Roll	1/3/2017	
2016	102	FV	199,400	0	.	.	199,400	199,400 Year End	1/4/2016	
2015	102	FV	176,200	0	.	.	176,200	176,200 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
CHUNG TIFFANY Y	64092-499		8/18/2014		190,000	No	No								
BURKE DANIEL J,	57196-379		7/26/2011		155,000	No	No								
BURKE PATRICIA	33287-263		7/20/2001	Family		1	No	No							
	14686-458		8/1/1982		38,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
9/25/2018		Mail Update										MM	Mary M											
10/12/2017		Measured										DGM	D Mann											
3/22/2012		Inspected										BR	B Rossignol											
10/26/2011		MLS										EMK	Ellen K											
5/6/2000												197	PATRIOT											

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	643-8976, Building Number 1.																			
Sty Ht:	1 - 1 Story			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																					
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:																					
Frame:	2 - Steel			1/2 Bath:		Rating:																					
Prime Wall:	7 - Brick			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	4 - Flat			OTHER FEATURES																							
Roof Cover:	11 - Membrane			Kits:	1	Rating:	Average																				
Color:	BRICK			A Kits:		Rating:																					
View / Desir:	N - NONE			Frl:		Rating:																					
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1948	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor																						
Const Mod:				% Own:	4.578999996																						
Lump Sum Adj:				Name:	21 - 6036																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wal:	2 - Plaster			Functional:				Interior:		1	2	1	0														
Sec Int Wall:		%		Economic:				Additions:																			
Partition:	T - Typical			Special:				Kitchen:																			
Prim Floors:	4 - Carpet			Override:				Baths:																			
Sec Floors:		%		Total:	30.6	%		Plumbing:																			
Bsmnt Flr:				CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	325.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.62570357			General:																			
Electric:	3 - Typical			Const Adj.:	1.06007576			COMPARABLE SALES				SUB AREA															
Insulation:	2 - Typical			Adj \$ / SQ:	560.095			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL													
Int vs Ext:	S			Other Features:	30000								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Heat Fuel:	1 - Oil			Grade Factor:	1.00								GLA	Gross Liv Ar	533	560.090	298,531										
Heat Type:	3 - Forced H/W			NBHD Inf:	1.20000005																						
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100	% AC:		LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	394237																						
% Com Wal		% Sprinkled		Depreciation:	120636			Juris. Factor:			Before Depr:	672.11															
				Deprecated Total:	273600			Special Features:	0		Val/Su Net:	513.32															
								Final Total:	273600		Val/Su SzAd:	513.32															
MOBILE HOME				WtAv\$/SQ:		AvRate:																					
Make:																											
Model:																											
Serial #:																											
Year:																											
Color:																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 130.A-0004-0303.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:								AssessPro Patriot Properties, Inc							
																											